

Morning Session #2

Sustainable Affordable Housing: Community Impacts

-Emily Nottingham, PhD

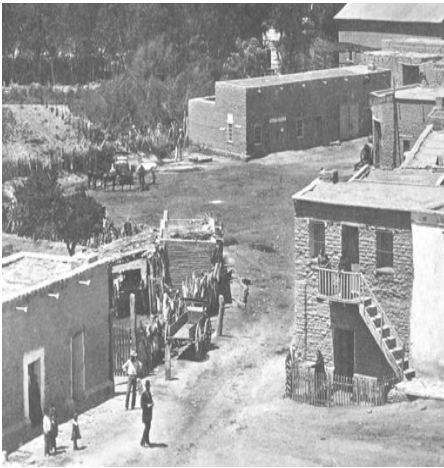
***“Housing Elements of General and Other Jurisdictional Plans:
Developing Policy for Sustainable Affordable Housing ”***

Arizona Department of Housing Workshop

January 21, 2010



Sustainable Affordable Housing



Community Impacts (Or,
why should community
leaders care?)

Emily Nottingham

“When it comes to development – housing, transportation, energy efficiency – these things aren’t mutually exclusive; they go hand in hand.

And that means making sure that affordable housing exists in close proximity to jobs and transportation. That means encouraging shorter travel times and lower travel costs.

It means safer, greener, more livable communities.”

--President Barack Obama
July 13, 2009

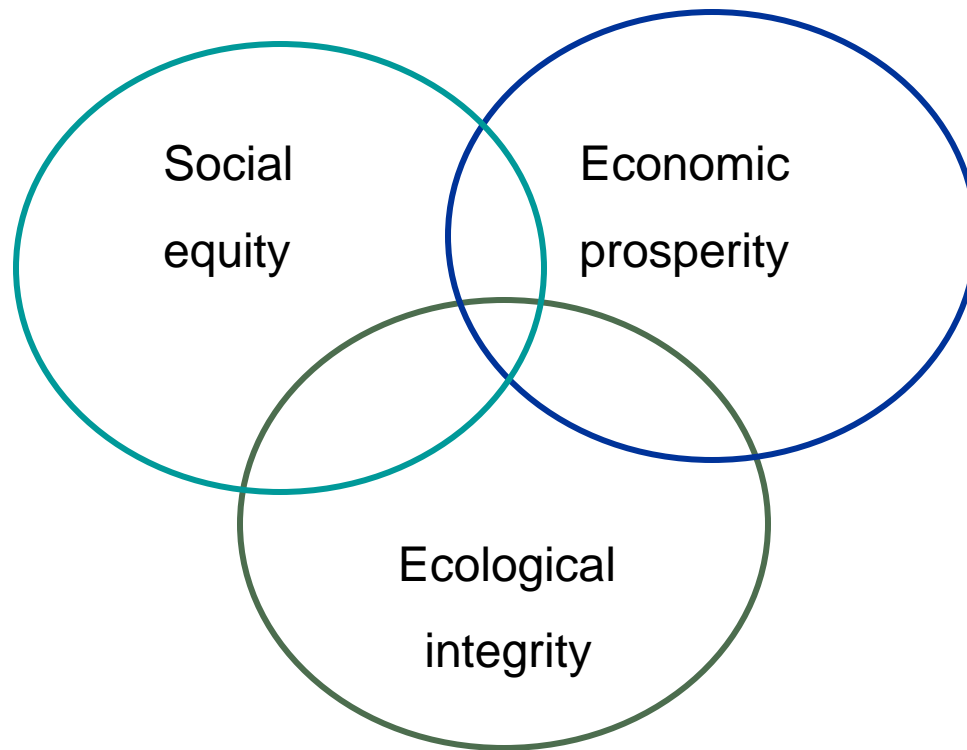


Sustainable Development

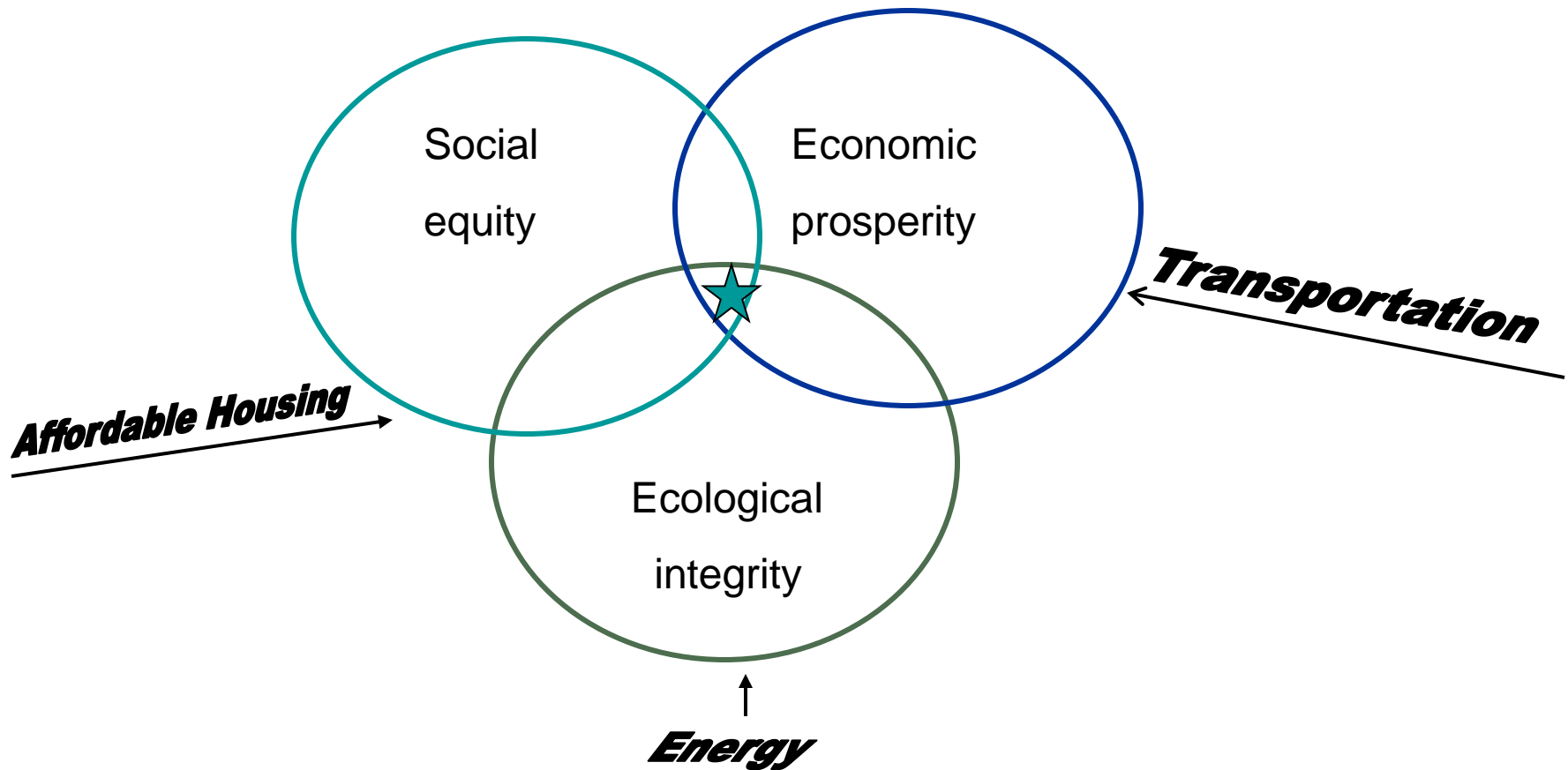
Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.



Sustainable Development/Livable communities



Sustainable Development /Livable communities



Goal: sustainable affordable housing



- Housing that is:
 - ❑ Decent
 - ❑ Affordable
 - ❑ Locationally efficient (close to services, economic opportunity)
 - ❑ Resource efficient (limits energy and water use)

What are “poor decisions” about housing?

- Allow existing housing to deteriorate
- Develop few housing options, so housing is not affordable nor most efficient
- Build housing away from existing infrastructure
- Locate housing/jobs/amenities apart from one another
- Build housing that consumes too much energy/water

Our housing
planning/production choices
have community impacts.

Impact #1 -- People's Health

- Housing quality →
- Exposure to contaminants (lead, mold)
- Accidental injury (shock, falls, fire,)
- Depression
- Increased domestic violence

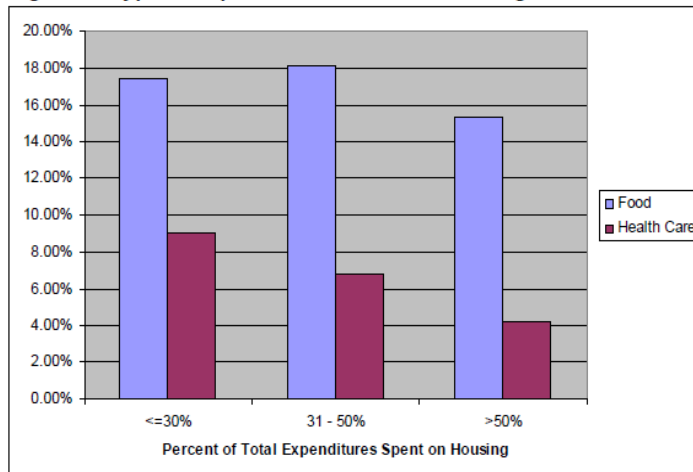


Impact #1 -- People's Health

■ Unaffordable housing →

- Depression in adults and children
- Increased domestic violence
- Lack of health care

Figure 1: Typical Expenditure Shares of Working Families, 2002



Source: Lipman 2005, based on data compiled by The Economic Policy Institute

22% of Arizona working families owners were extremely cost burdened in 2008

² In this analysis, "working families" are families with incomes between full-time minimum wage work and 120 percent of the area median.

Impact #1 -- People's Health

- Poorly located housing → (long drive time)
- Asthma from air pollution/dust
- Family cohesiveness
- Exercise time

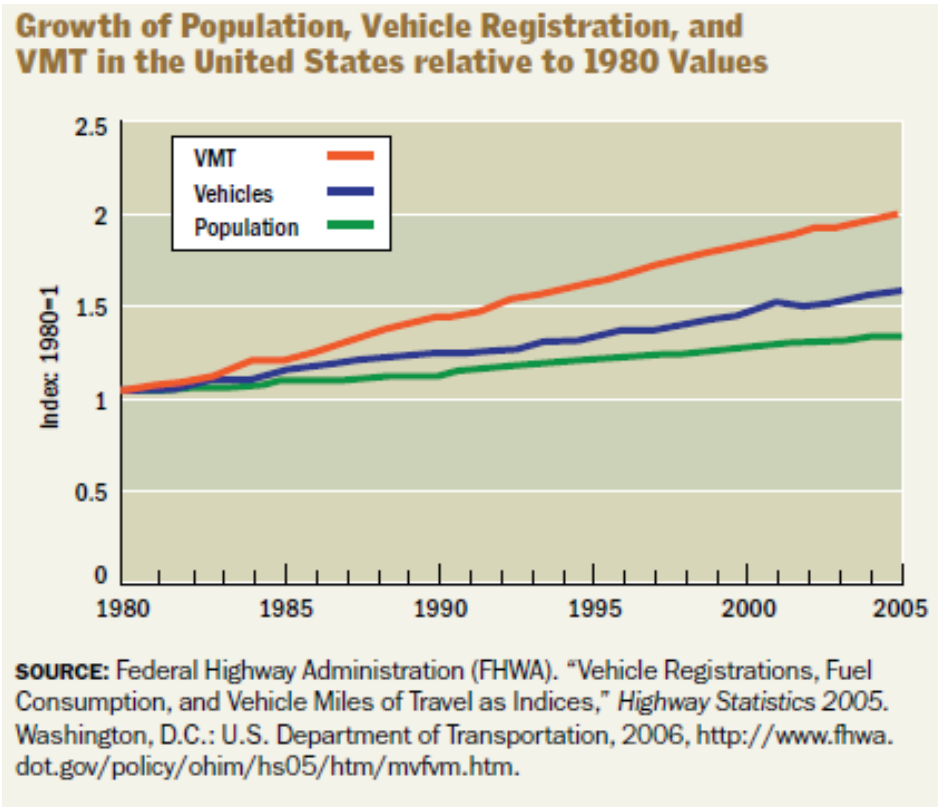
Why is personal health a community issue? The costs to communities for health care is tremendous.

The US spent \$1.7 trillion in health care costs in 2003, which is 15% of our GDP, and 4.3 times what we spent on National Defense

Impact #2: Planet's health

- Poorly located housing →
- Increased car usage: higher green house gas emissions
- High energy/water use → house
- Air pollution
- Increased carbon usage
- Contribute to water shortage/subsidence

Increasing car trips – increased transportation costs/ greenhouse gas emissions



But wait -- weren't suburbs the answer to the housing problems of cities?

Cities are "pestilential to the morals, the health and the liberties of man."

-- Thomas Jefferson



Suburban Response



Tony Linck, for *Life Magazine*, *Aerial View of Levittown*, June, 1948



Bernard Hoffmann, for *Life Magazine*, *Bernard Levey Family*

Neither the core of cities nor suburbs are evil – can build on advantages of each.

■ Suburbs:

- ❑ Newer homes
- ❑ More energy efficient structures
- ❑ Newer infrastructure
- ❑ More money available for investment
- ❑ Wider roads, easier to enhance for alternate modes

■ City core

- ❑ More housing options
 - ❑ More locationally efficient
 - ❑ Higher capacity infrastructure
 - ❑ Structures available for reuse
 - ❑ Sense of place
-

Impact of Density on Transportation Use



Arizona subdivision: 2.5RAC –
6 people per acre



Colorado subdivision: 7.7RAC
18.5 people per acre



$\frac{1}{2}$ car miles per
capita

Arizona style density



... West University (Kemmerly Companies)
23-unit infill project

Impact #2 – Planet's health

- Other housing development trip generators:
 - ❑ Cul-de-sacs (I can't get there from here)
 - ❑ New subdivisions not connected to older subdivisions
 - ❑ Housing only zoning/development creates long trips to the grocery



Impact #3: Education/ educated workforce



- Frequent moves due to affordability → ■ Educational achievement/socialization
- Housing quality → ■ Asthma is leading cause of school absence
 - Depression: reduced achievement
- Poorly located housing → ■ Core Schools underfunded/poorer quality education

Impact #4: Community Economics

- Unaffordable housing →
 - Lack of funds to buy goods, services
 - Impacts ability to attract new businesses
 - Housing industry health
- Poorly located housing →
 - Expensive infrastructure, difficult to maintain
- Poorly maintained housing →
 - Difficult to attract private reinvestment funds
 - Reduced property values



Housing

With the cost of housing index below the average in the western U.S. and excellent appreciation, Tucson is an attractive place to buy a home. Home sales and the construction of new homes provide jobs and tax revenues for local, state, and federal governments and prompt additional expenditures on new furniture, new appliances, and renovation. Furthermore, the National Association of Homebuilders estimates that roughly 30 percent of the new home occupant's income is spent on items produced by local businesses, such as medical care, daycare, and the services of dry cleaners and auto repair shops. All of these directly impact the local economy.

Homes in Southern Arizona come in every style and price, and many builders favor the Old Pueblo and Mission architectural styles that reflect the area's culture and history.

There are also numerous attached homes, such as condos, and a superb choice of apartments, many with recreational amenities.

From gated golf course communities to artistic bungalows to luxury apartments, there is something for every taste, lifestyle, and budget.

And due to exponential population growth, new housing construction has exploded in Pima County since 2002. The most rapid residential construction is occurring in Marana, Sahuarita and unincorporated parts of Pima County.

- [Tucson Housing Statistics](#)
- [Median Housing Costs of Comparison Cities](#)
- [Average Sales Price - Single Family, Townhome/Condo, Multi Family](#)
- [Average Sales Price by Region of Southern Arizona](#)
- [Apartment Vacancy & Rent](#)
- [Cost of Living Index](#)
- **Quick Links:**
- [Realty Executives Southern Arizona](#)
- [Tucson Association of REALTORS](#)
- [National Association of REALTORS](#)
- [National Association of Home Builders](#)

Impact #5: Community safety/pride/quality of life

- Abandoned homes
- Poorly maintained homes
- Poorly located homes
- Attractive nuisances
- Reduces community pride/sense of place
- Lack of sense of place
- Lack of community involvement
- Deterioration of infrastructure



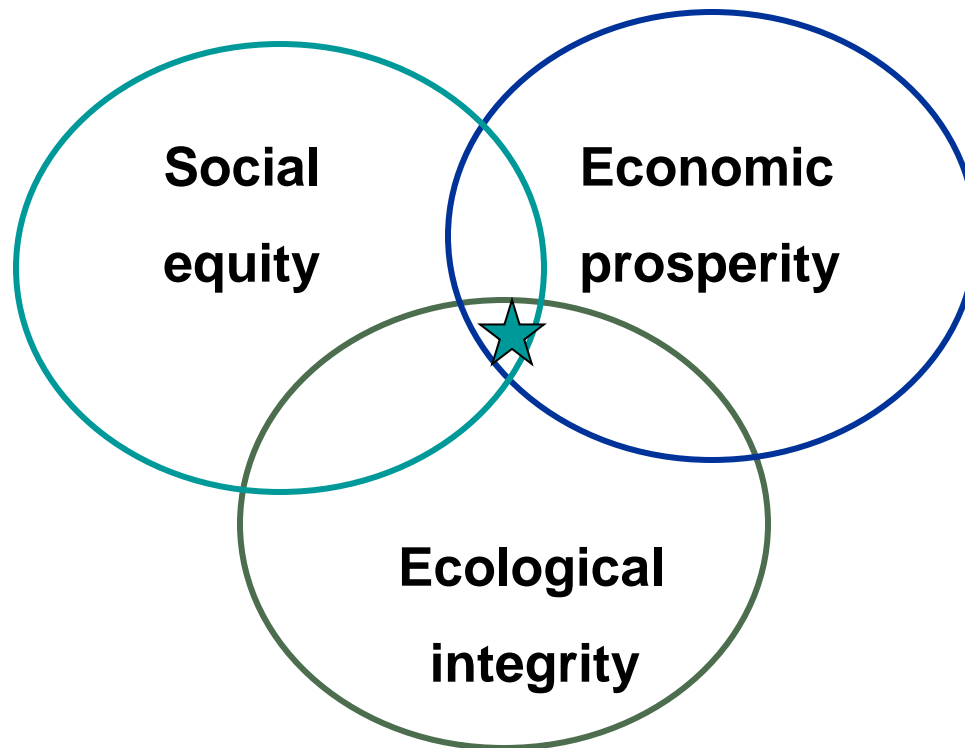
Impact Summary



1. People's health
2. Planet's health
3. Education/educated workforce
4. Community economics
5. Community safety/pride/quality of life

In conclusion

Housing matters to the people who live in it, and to the community.



We need to articulate the impact of housing on the community

We need to integrate housing, transportation and land use planning to create sustainable housing design, location, energy efficiency, and price.
